



# CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen  
Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

### NOTICE OF DECISIONS

**A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:**

- #1-09** from Joseph and Antonio Deodato, 5-7 Omar Terrace (formerly 69 Central Avenue), requesting a variance of 286 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the present house lot, resulting in lot area of 9,714 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.)** In addition, petitioners are requesting a 143 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new two family house, resulting in lot area per unit of 4,857 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 1 district. **The Board voted to grant petitioner's request to withdraw his variance application without prejudice, 5-0.**
- #2-09** from Stefan M. Nathanson and Sanjit Korde, Trustees of the Francesca Realty Trust and Dr. Joanne Cancro, 454 Walnut Street, Newton, MA 02460, appealing the Commissioner of Inspectional Services' Notice of Zoning Violation stating a nonconforming home business exists at the property which exceeds 30% of the total ground floor area of the dwelling. The property is located in a Single Residence 2 District. **The petitioners' appeal of the decision of the Commissioner of Inspectional Services was denied, 5-0.**

**Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision number 2-09 was filed on March 30, 2009.**